

## 13/6 Orwell Place

Dalry, EH11 2AD

- Bright and spacious sitting room/dining room
- Open plan kitchen with all appliances
- Principal bedroom with en-suite shower room
- Double bedroom with built in wardrobe
- Contemporary bathroom
- Private patio leading to shared gardens
- Beautifully presented contemporary accommodation
- Peacefully located in popular & convenient area
- Residents' permit parking and bike store
- Gas central heating and double glazing

**Superb two bedroom first floor flat  
with private patio and shared gardens**

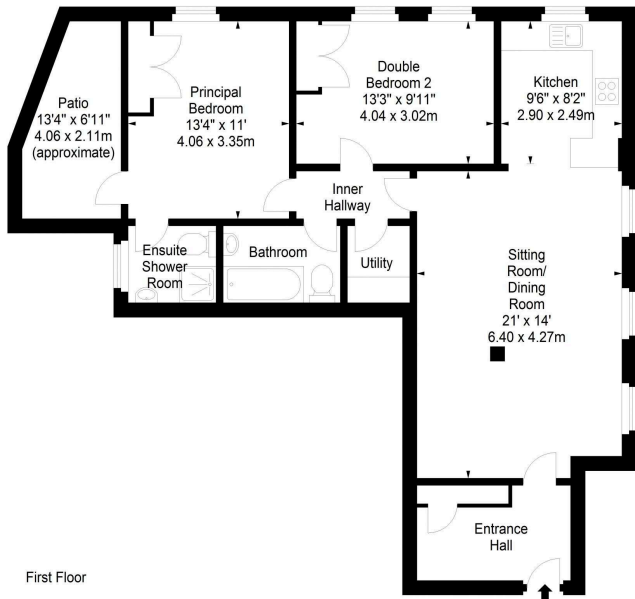
### Description

Forming part of a unique 17th Century building, 13/6 Orwell Place is a superb two bedroom first floor flat located in the extremely convenient area of Dalry, within easy reach of a variety of local amenities and the City Centre. The property offers bright and beautifully presented, contemporary accommodation, in excellent order throughout, with the benefit of a private patio, secure phone entry, a bike store and access to delightful shared garden grounds.

### Location

Dalry lies within easy reach of Princes Street and is therefore ideally placed for those working within the city centre with a

Approx. Gross Internal Area  
887 Sq Ft - 82.40 Sq M  
For identification only. Not to scale.  
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regular bus service running along Dalry Road to the centre and surrounding areas. Alternatively, a number of major roads and Haymarket Railway Station alongside the tram allow for ease of commuting in and out with the city boundaries. There are numerous bars and restaurants within walking distance on Dalry Road. City centre shops and restaurants are a short journey away. Sporting and recreational facilities are available at the Fountainpark Leisure Centre.

## Fixtures and Fittings

All fitted carpets, fitted floor coverings, curtains, blinds, light fittings, hob, oven, extractor hood, fridge/freezer, additional fridge, dishwasher, washing machine and the shelving in double bedroom 2 are included in the sale price. The wardrobes in double bedroom 1 may be available by separate negotiation.

## Management

Hacking Paterson are the factors for the building, factoring charges are approximately £600 per annum.

## EPC Rating C

## Home Report

The Home Report is available to download from our website [www.simpsonmarwick.com](http://www.simpsonmarwick.com). The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.